



**Aurora *Energy***

**BALTIMORE WASHINGTON INDUSTRIAL PARK  
8375 PATUXENT RANGE ROAD JESSUP, MD 20794  
PARCEL 'B' BLOCK 'A'**

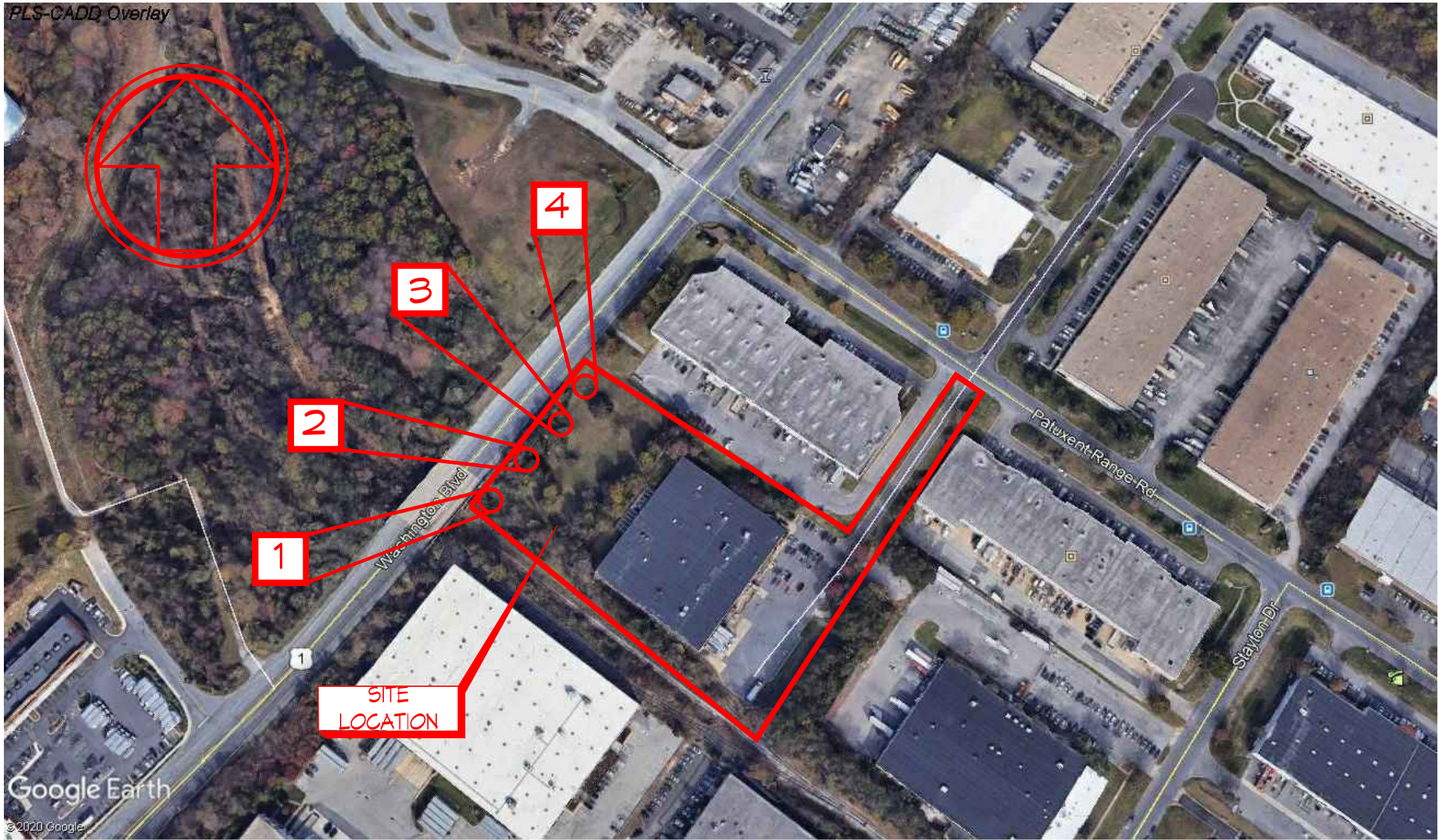
**PROPOSED GROUND MOUNTED  
SOLAR PANEL INSTALLATION**

# PROJECT GOALS:

THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A SOLAR PANEL ARRAY AND SOLAR PANELS ON TOP OF THE EXISTING WAREHOUSE BUILDING IN ORDER TO PROVIDE A CLEAN RENEWABLE SOURCE OF ENERGY TO POWER THE EXISTING WAREHOUSE OPERATIONS. ALL OF THE ENERGY PRODUCED BY THESE SOLAR MODULES WILL BE CONSUMED ENTIRELY BY ON-SITE FACILITY OPERATIONS.



PLS-CADD Overlay



**AERIAL VIEW**  
SCALE: N.T.S.



**EXISTING VIEW #1**



**EXISTING VIEW #2**



**EXISTING VIEW #3**

**DAP CHECKLIST EXPLANATION OF ITEMS OMITTED:**

1. NO BUILDINGS ARE PROPOSED THEREFORE NO BUILDING PLANS HAVE BEEN SUBMITTED.
2. NO MAJOR LANDMARKS ARE IN THE VICINITY OF THE PROPERTY.
3. SOLAR COLLECTORS ARE AN ALLOWED USE IN THE CURRENT PROPERTY ZONING DISTRICT (CE-CL1) PROVIDING THEY ARE AN ACCESSORY TO THE PRINCIPAL USE AND MORE THAN 50% OF THE POWER IS BEING CONSUMED BY THE PRINCIPAL USE.
4. NO LIGHTING, LANDSCAPING OR SCREENING IS PROPOSED. THEN FENCE PROPOSED IS STANDARD 7' TALL CHAINLINK SECURITY FENCE
5. THE EXISTING TREES AS SHOWN ON THE SECP ARE MOSTLY TO REMAIN. A SMALL PORTION OF THE TREES WILL BE REMOVED AT THE SOUTHERN END OF THE PROPERTY TO ACCOMMODATE THE SOLAR PANEL ARRAY AND REQUIRED STORMWATER MANAGEMENT.
6. NO SIDEWALK OR STREETScape IMPROVEMENTS ARE PROPOSED
7. NO SIGNS ARE PROPOSED.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

DATE

CHIEF, DIVISION OF LAND DEVELOPMENT

DATE



**MISS UTILITY  
LAW**

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF MARYLAND SENATE BILL 911, KNOWN AS THE MISS UTILITY LAW, WHICH WENT INTO EFFECT ON 10-1-15, CONTRACTORS MUST VERIFY LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS THROUGH THE ONE-CALL SYSTEM: 1-800-287-7777, NO LESS THAN 2 DAYS, NOR MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.

OWNER:  
HONEY MOUNTAIN, LLC  
C/O SUN BELLE, INC.  
3810 ROSE STREET  
SCHILLER PARK, IL 60176-2122

DEVELOPER:  
AURORA ENERGY (ATTN: SIMON ZIMMER)  
DIRECTOR OF OPERATIONS  
9909 MENDENHALL COURT, SUITE E  
COLUMBIA, MD 21045  
# 410-605-4848



**EXISTING VIEW #4**

|            |  |                      |
|------------|--|----------------------|
| DRAWING:   | AERIAL SITE VIEW & VIEWS FROM WASHINGTON BLVD. (US-1)  |                      |
| PROJECT:   | BALTIMORE WASHINGTON INDUSTRIAL PARK<br>PARCEL 'B' BLOCK 'A'<br>8375 PATUXENT RANGE ROAD<br>JESSUP, MD 20794<br>ELECTION DISTRICT: 06<br>HOWARD COUNTY, MARYLAND   |                      |
| <b>GWS</b> | GEORGE WILLIAM STEPHENS, JR. and ASSOCIATES, INC.<br>ENGINEERS • PLANNERS • SURVEYORS • TRANSPORTATION<br>WATERS EDGE CORPORATE CAMPUS<br>4652 MILLENNIUM DRIVE, SUITE 100<br>BELTSVILLE, MD 21017<br>Ph: (410) 297-2340 Fax: (410) 297-2345 Email: jstephens@gwstephens.com |                      |
|            | DESIGNED BY: JRO   |                      |
|            | DRAWN BY: JRO/KHC  |                      |
|            | CHECKED BY: GWS  |                      |
|            | PROJECT NO.: 12018   |                      |
|            | DATE: 08/10/20   |                      |
|            | SCALE: N.T.S.  |                      |
|            | DRAWING NUMBER: EX-DAPS  | SHEET NUMBER: 1 OF 2 |





NORTHWEST AERIAL VIEW #1



NORTHWEST AERIAL VIEW #2



WEST AERIAL VIEW

[illegible]MISS UTILITY  
LAW

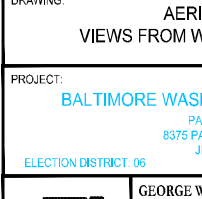
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

DATE \_\_\_\_\_

CHIEF, DIVISION OF LAND DEVELOPMENT

DATE \_\_\_\_\_

|   |  |
|---|--|
| DRAWING: AERIAL SITE VIEW &<br>VIEWS FROM WASHINGTON BLVD. (US-1)   |  |
| PROJECT: BALTIMORE WASHINGTON INDUSTRIAL PARK<br>PARCEL 'B' BLOCK 'A'<br>8375 PATUXENT RANGE ROAD<br>JESSUP, MD 20794<br>ELECTION DISTRICT 06 HOWARD COUNTY, MARYLAND   |  |
| GEORGE WILLIAM STEPHENS, JR. and ASSOCIATES, INC.<br>ENGINEERS • PLANNERS • SURVEYORS • TRANSPORTATION<br>WATERS EDGE CORPORATE CAMPUS<br>4602 MILLENIUM DRIVE, SUITE 100<br>BELCAMP, MD 21017<br>Ph: (410) 291-4202 Email: gstephens@gwsdaps.com<br>Fax: (410) 291-2345 http://www.gwsdaps.com |  |
|    |  |
| DESIGNED BY: JRO<br>DRAWN BY: JRO/KHC<br>CHECKED BY: GWS<br>PROJECT NO. 12018<br>DATE: 09/10/20<br>SCALE: N.T.S.  |  |
| DRAWING NUMBER: SHEET NUMBER:<br>EX-DAPS 2 OF 2   |  |
| I, JUSTIN R. OTTENMEYER, CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.<br>LICENSE NUMBER: 21888 EXP. DATE: 12/15/21  |  |

**DRAWING:**

**AERIAL SITE VIEW &  
VIEWS FROM WASHINGTON BLVD. (US-1)**

PROJECT:

BALTIMORE WASHINGTON INDUSTRIAL PARK

PARCEL 'B' BLOCK 'A'

8375 PATUXENT RANGE ROAD

JESSUP, MD 20794

ELECTION DISTRICT: 06

94 HOWARD COUNTY, MARYLAND

GEORGE WILLIAM STEPHENS, JR. and ASSOCIATES, INC.

**GWS**

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ENGINEERS ♦ PLANNERS ♦ SURVEYORS ♦ TRANSPORTATION

ENGINEERS ♦ PLANNERS ♦ SURVEYORS ♦ TRANSPORTATION  
WATERS EDGE CORPORATE CAMPUS  
1000 MILL LANE, SUITE 100  
MILL VALLEY, CA 94541  
(415) 947-1000

4692 MILLENNIUM DRIVE, SUITE 100  
Ph: (410) 297-2340 BELCAMP, MD 21017 Email:

Fax: (410) 297-2345      <http://www.gwstephens.com>      [jollensmeyer@gwstephens.com](mailto:jollensmeyer@gwstephens.com)

|                  |
|------------------|
| DESIGNED BY: JRO |
|------------------|

  
9/10/2020

I, JUSTIN R. OTTENSMEYER, CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY

LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS  
OF THE STATE OF MARYLAND.

DESIGNED BY: JRO

DRAWN BY: JRO/K

CHECKED BY: GWS

PROJECT NO. 12018

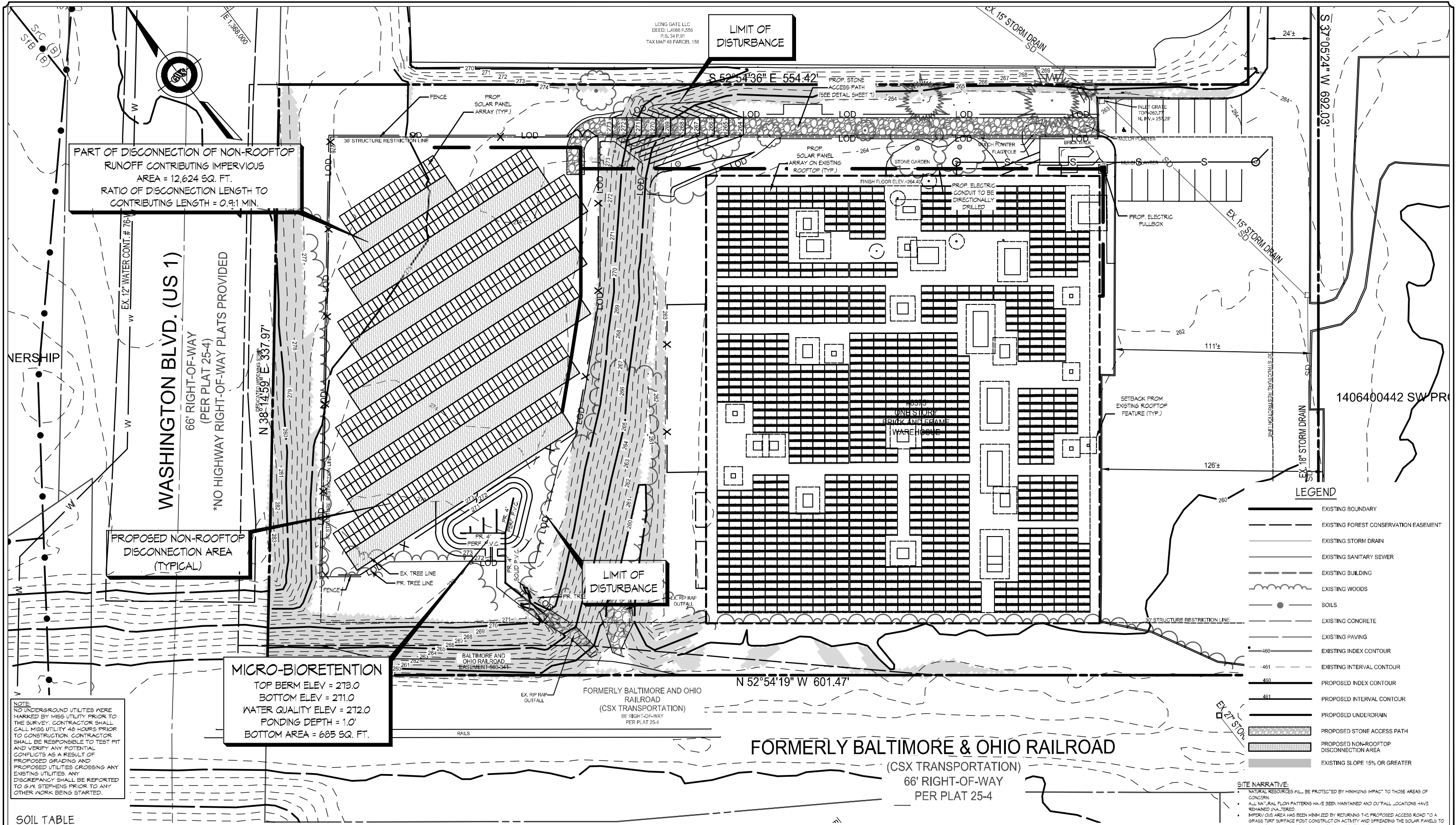
DATE: 09/10/

SCALE: N.T.S

DRAWING NUMBER:

SHEET NUMBER:





NOTE:  
NO UNDERGROUND UTILITIES WERE  
MARKED BY MISS UTILITY PRIOR TO  
THE SURVEY. CONTRACTOR SHALL  
CALL MISS UTILITY 48 HOURS PRIOR  
TO CONSTRUCTION. CONTRACTOR  
SHALL BE RESPONSIBLE TO TEST PIT  
AND VERIFY ANY POTENTIAL  
CONFLICTS AS A RESULT OF  
PROPOSED GRADING AND  
PROPOSED UTILITIES CROSSING ANY  
EXISTING UTILITIES. ANY  
DISCREPANCY SHALL BE REPORTED  
TO G.W.S. STEPHENS PRIOR TO ANY  
OTHER WORK BEING STARTED.

#### SOIL TABLE

| MAP UNIT<br>SYMBOL | SOIL NAME  | HYDROLOGIC<br>SOIL GROUP | SOIL CLASSIFICATION | ERODABILITY<br>FACTOR (Kt) | SLOPES |
|--------------------|------------|--------------------------|---------------------|----------------------------|--------|
| UdD                | Urban Land | D                        | Udorthents Complex  | N/A                        | 0-15%  |



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4692 MILLENNIUM DRIVE, SUITE 100  
BELCAMP, MD 21017  
Ph: (410) 297-2340    <http://www.gwstephens.com>    Fax: (410) 297-2345

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

|   |      |
|---|------|
| CHIEF, DEVELOPMENT ENGINEERING DIVISION | DATE |
| CHIEF, DIVISION OF LAND DEVELOPMENT     | DATE |

PLAN  
SCALE: 1" = 50'



AURORA ENERGY  
BALTIMORE WASHINGTON INDUSTRIAL PARK  
FINAL CONCEPT PLAN  
SCALE: 1"=50'    DATE: September 10, 2020

SITE NARRATIVE:  
NATURAL RESOURCES WILL BE PROTECTED BY MINIMIZING IMPACT TO THOSE AREAS OF  
CONCERN.  
ALL NATURAL FLOW PATTERNS HAVE BEEN MAINTAINED AND OUTFALL LOCATIONS HAVE  
REMAINED UNALTERED.  
IMPERVIOUS AREA HAS BEEN MINIMIZED BY RETURNING THE PROPOSED ACCESS ROAD TO A  
GRASS TURF SURFACE POST CONSTRUCTION ACTIVITY AND SPREADING THE SOLAR PANELS TO  
ALLOW FOR NON-ROOFTOP DISCONNECTION BETWEEN THE PANELS.  
DISTURBANCE TO THE MICRO-BIORETENTION AREA WILL NOT OCCUR UNTIL UPSTREAM  
CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE GROUND HAS BEEN STABILIZED.  
ESD TO THE MEP HAS BEEN ACHIEVED THEREFORE NO OTHER STORMWATER MANAGEMENT  
PRACTICES ARE REQUIRED.



1 OF 03 1" = 80'





SUNPOWER®

## SunPower® P-Series: P19-405-COM

# SunPower Performance Series Commercial Panel

SunPower® Performance Series panels wrap front contact cells with 30+ years of SunPower materials and manufacturing expertise. The weakest points of Conventional Panel design are eliminated to deliver superior power, reliability, value and savings.<sup>1</sup>



### High Power

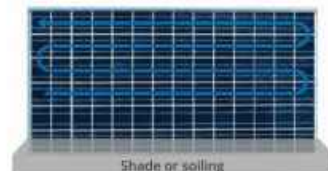
Enhanced active area increases power and savings while designing out fragile ribbons and solder bonds on the cells.



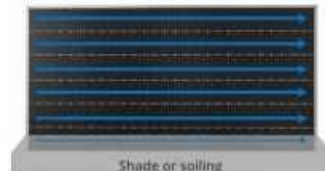
### High Performance and Lifetime Savings

Up to 32% more energy in the same space over 25 year.<sup>2</sup> Outperforms conventional panels in partial shade thanks to unique parallel circuitry. Proprietary bussing design limits power loss, maximizing production during morning and evening row-to-row shading or soiling.

Conventional



Performance Series



## Engineered for Performance



### Designed for Reliability

- Robust and flexible cell connection technology. Outstanding reliability.
- Conductive adhesive, proven in the aerospace industry.
- Redundant cell to cell connections

### Proven Performance



- Named as a Top Performer in all DNV/GL reliability tests
- 15% more power and reduced panel temperature due to unique electrical bussing

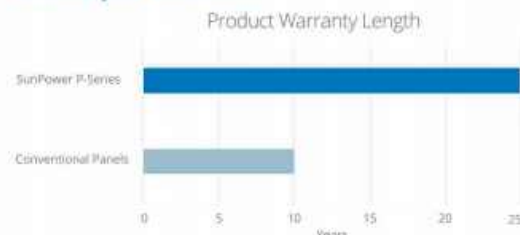


### High Reliability, Backed with Confidence

Performance Series is the most deployed shingled solar panel in the world,<sup>3</sup> with proven results. Innovative shingled design eliminates many of the reliability challenges of traditional front contact panels. SunPower stands behind its panels with its industry-leading Complete Confidence Warranty.



### 25 Year Combined Warranty Protects your investment



## P-Series: P19-405-COM SunPower® Performance Series Commercial Panel

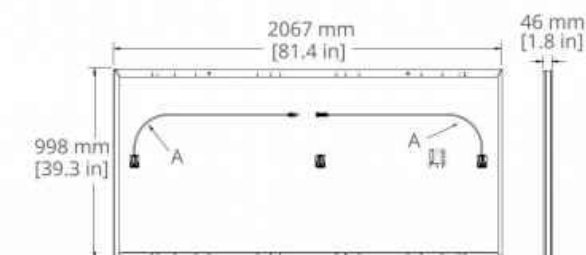
| Electrical Data                                |                        |                 |                 |                 |                 |                 |
|--|------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Model  | SPR-P19-405-COM        | SPR-P19-400-COM | SPR-P19-395-COM | SPR-P19-390-COM | SPR-P19-385-COM | SPR-P19-380-COM |
| Nominal Power (P <sub>nom</sub> ) <sup>4</sup> | 405 W                  | 400 W           | 395 W           | 390 W           | 385 W           | 380 W           |
| Power Tolerance                                | +5/-0%                 | +5/-0%          | +5/-0%          | +5/-0%          | +5/-0%          | +5/-0%          |
| Efficiency                                     | 19.6%                  | 19.4%           | 19.1%           | 18.9%           | 18.7%           | 18.4%           |
| Rated Voltage (V <sub>mpp</sub> )              | 43.6 V                 | 43.4 V          | 43.2 V          | 43.1 V          | 42.8 V          | 42.6 V          |
| Rated Current (I <sub>mp</sub> )               | 9.28 A                 | 9.22 A          | 9.14 A          | 9.05 A          | 8.99 A          | 8.92 A          |
| Open-Circuit Voltage (V <sub>oc</sub> )        | 52.9 V                 | 52.7 V          | 52.5 V          | 52.3 V          | 52.0 V          | 51.8 V          |
| Short-Circuit Current (I <sub>sc</sub> )       | 9.87 A                 | 9.80 A          | 9.72 A          | 9.63 A          | 9.58 A          | 9.49 A          |
| Power Temp. Coef.                              | -0.36% / °C            |                 |                 |                 |                 |                 |
| Voltage Temp. Coef.                            | -0.29% / °C            |                 |                 |                 |                 |                 |
| Current Temp. Coef.                            | 0.05% / °C             |                 |                 |                 |                 |                 |
| Maximum System Voltage                         | 1500 V UL & 1500 V IEC |                 |                 |                 |                 |                 |
| Maximum Series Fuse                            | 15 A                   |                 |                 |                 |                 |                 |

### Tests And Certifications

|                             |   |
|-----------------------------|---|
| Standard Tests <sup>5</sup> | UL1703 (Type 2 Fire Rating), IEC 61215, IEC 61730 Rated to 1500 V |
| Quality Certs               | ISO 9001:2008, ISO 14001:2004                                     |
| EHS Compliance              | OHSAS 18001:2007, Recycling Scheme                                |
| Ammonia Test                | IEC 62716   |
| Desert Test                 | 10.1109/PVSC.2013.6744437   |
| Salt Spray Test             | IEC 61701 (maximum severity)                                      |
| PID Test                    | Potential-Induced Degradation free: 1500 V                        |
| Available Listings          | UL, CEC, TUV, FSEC  |

### Operating Condition And Mechanical Data

|                   |  |
|-------------------|--|
| Temperature       | -40° F to +185° F (-40° C to +85° C)   |
| Impact Resistance | 1 inch (25 mm) diameter hail at 52 mph (23 m/s)  |
| Appearance        | Class A  |
| Solar Cells       | Monocrystalline PERC   |
| Tempered Glass    | High-transmission tempered anti-reflective   |
| Junction Box      | IP-67, MC4 compatible  |
| Weight            | 51 lbs (23.1 kg)   |
| Max. Load         | Wind: 50 psf, 2400 Pa, 245 kg/m² front & back<br>Snow: 112 psf, 5400 Pa, 550 kg/m² front |
| Frame             | Class 2 silver anodized  |



### FRAME PROFILE



(A) Portrait Cable: 1000 mm +/-15 mm [39.4 in +/- 0.6 in]  
(B) Long Side: 32 mm [1.3 in]  
Short Side: 24 mm [0.9 in]

Read safety and installation instructions before using this product.

### REFERENCES:

- Independent Shade Study by CFV Laboratory.
- SunPower 405 W compared to a Conventional Panel on same sized arrays (310 W, 15.8% efficient, approx. 1.6 m²), 0.6%/yr degradation (Leidos technical review 2017)
- Osborne, "SunPower supplying P-Series modules to a 125MW NextEra project," PV-Tech.org, March 2017.
- Measured at Standard Test Conditions (STC): irradiance of 1000 W/m², AM 1.5, and cell temperature 25° C.
- Type 2 fire rating per UL1703:2013, Class C fire rating per UL1703:2002 and IEC 61730.

See [www.sunpower.com/company](http://www.sunpower.com/company) and [www.sunpower.com/solar-resources](http://www.sunpower.com/solar-resources) for more reference information. Specifications included in this datasheet are subject to change without notice.

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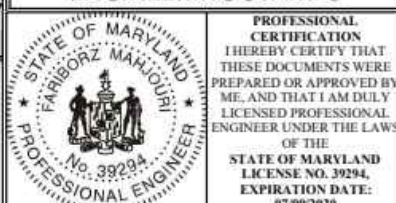
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[sunpower.com](http://sunpower.com)

**Aurora Energy**  
Solar provider since 1994

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9009 Mendenhall Court, Ste. E  
Columbia, MD 21045  
Phone: 410-268-3088  
Fax: 410-997-0779  
[www.aurora-energy.com](http://www.aurora-energy.com)

### ENGINEERING STAMPS



### REVISIONS

| REV | DATE | DESCRIPTION | BY | DATE |
|-----|------|-------------|----|------|
|     |      |             |    |      |
|     |      |             |    |      |
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|     |      |             |    |      |

PROJECT MANAGER: RICHARD McELROY

DRAWN BY: ALEXANDER HUNT

CHECKED BY: FARIBORZ MAHJOURI

CHECKED BY:

APPROVED BY:

DATE: 9/8/2020 1:27 PM

### PROJECT NAME & ADDRESS

SUN BELLE SOLAR PV SYSTEM  
8375 PATUXENT RANGE RD,  
JESSUP, MD 20794

### DRAWING NAME

MODULE  
SPEC SHEETS

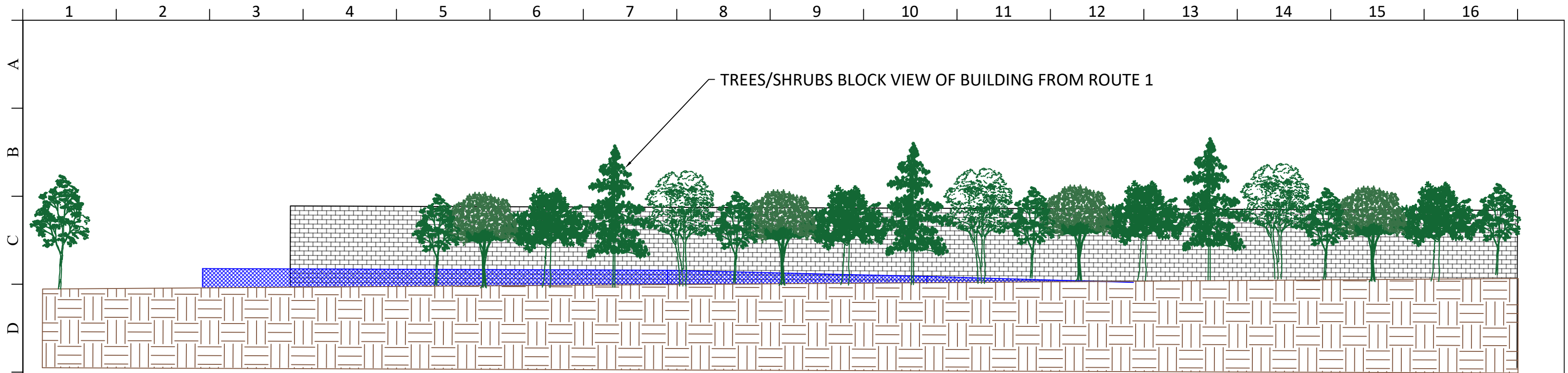
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DAP-1

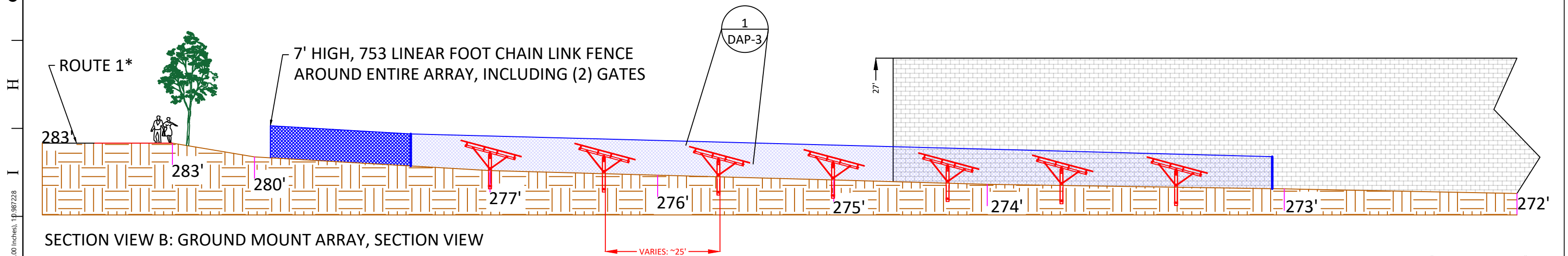
SHEET  
1 OF 02

SCALE  
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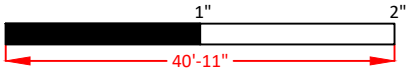



SECTION VIEW A: VIEW FROM ROUTE 1



SECTION VIEW B: GROUND MOUNT ARRAY, SECTION VIEW

\*NOTE: SECTION VIEW IS NOT PERPENDICULAR TO ROUTE 1, REFER TO SITE OVERVIEW






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ENGINEERING STAMPS



PROFESSIONAL  
CERTIFICATION  
I HEREBY CERTIFY THAT  
THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY  
ME, AND THAT I AM DULY  
LICENSED PROFESSIONAL  
ENGINEER UNDER THE LAWS  
OF THE  
STATE OF MARYLAND  
LICENSE NO. 39294,  
EXPIRATION DATE:  
07/09/2020

| REVISIONS |      |             |    |      |
|-----------|------|-------------|----|------|
| ZONE      | REV. | DESCRIPTION | BY | DATE |
|           |      |             |    |      |
|           |      |             |    |      |
|           |      |             |    |      |
|           |      |             |    |      |
|           |      |             |    |      |

PROJECT MANAGER: RICHARD McELROY

DRAWN BY: ALEXANDER HUNT

CHECKED BY: FARIBORZ MAHJOURI

CHECKED BY:

APPROVED BY:

DATE: 9/11/2020 10:38 AM

PROJECT NAME & ADDRESS

SUN BELLE SOLAR PV SYSTEM

8375 PATUXENT RANGE RD,  
JESSUP, MD 20794

DRAWING NAME

GROUND MOUNT  
ELEVATION VIEW

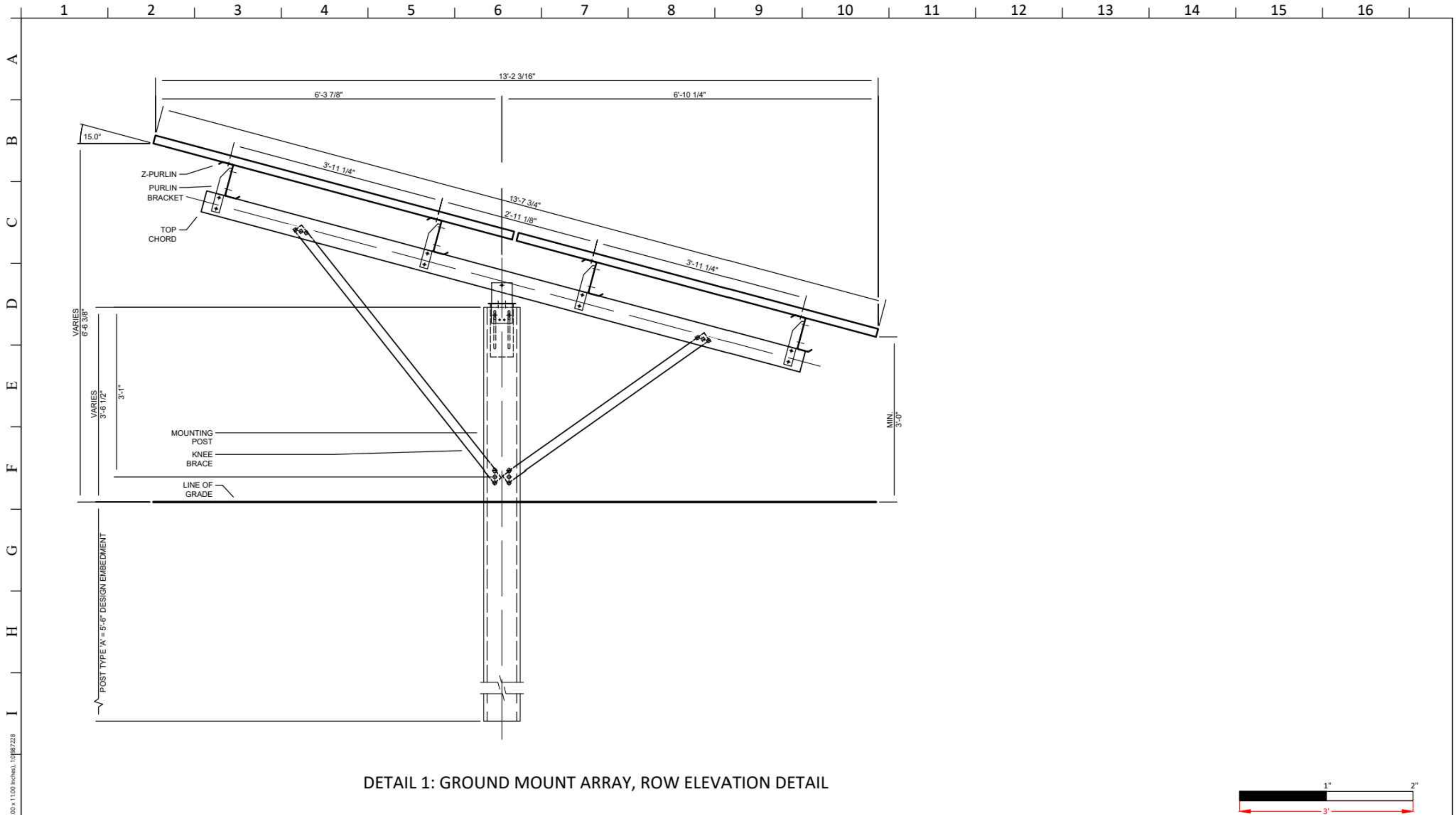
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DAP-2

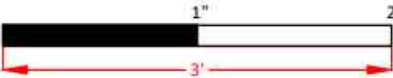
SHEET  
2 OF 03


SCALE  
1" = 20.45833'





DETAIL 1: GROUND MOUNT ARRAY, ROW ELEVATION DETAIL






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EXPIRATION DATE:  
07/09/2020

| REVISIONS |      |             |    |      |
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|                                  |                   |
|----------------------------------|-------------------|
| PROJECT MANAGER: RICHARD McELROY |                   |
| DRAWN BY: ALEXANDER HUNT         |                   |
| CHECKED BY: FARIBORZ MAHJOURI    |                   |
| CHECKED BY:                      |                   |
| APPROVED BY:                     |                   |
| DATE:                            | 9/9/2020 11:54 AM |

| PROJECT NAME & ADDRESS                      |
|---|
| SUN BELLE SOLAR PV SYSTEM                   |
| 8375 PATUXENT RANGE RD,<br>JESSUP, MD 20794 |

| DRAWING NAME                     |
|----------------------------------|
| GROUND MOUNT<br>ELEVATION DETAIL |
| SHEET<br>3 OF 03                 |
| SCALE<br>1" = 1.5'               |

| DRAWING NUMBER |
|----------------|
| DAP-3          |



[illegible]MISS UTILITY  
LAW

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION


CHIEF, DIVISION OF LAND DEVELOPMENT

DATE \_\_\_\_\_

DATE \_\_\_\_\_

|   |   |                  |                   |                 |                    |                |               |
|---|---|------------------|-------------------|-----------------|--------------------|----------------|---------------|
| DRAWING:  | <h1 style="margin: 0;">PROPOSED PANEL GROUND VIEW<br/>FROM WASHINGTON BLVD. (US-1)</h1>   |                  |                   |                 |                    |                |               |
| PROJECT:  | <h2 style="margin: 0;">BALTIMORE WASHINGTON INDUSTRIAL PARK</h2> <p style="margin: 5px 0;">PARCEL "B" BLOCK "A"</p> <p style="margin: 5px 0;">8375 PATUXENT RANGE ROAD</p> <p style="margin: 5px 0;">JESSUP, MD 20794</p> <p style="margin: 5px 0; display: flex; justify-content: space-between;"> <span>ELECTION DISTRICT: 06</span> <span>HOWARD COUNTY, MARYLAND</span> </p>  |                  |                   |                 |                    |                |               |
|   | <p style="text-align: center; border-bottom: 1px solid black; margin-bottom: 5px;"><b>GEORGE WILLIAM STEPHENS, JR. and ASSOCIATES, INC.</b></p> <p style="text-align: center; margin-bottom: 5px;"><b>ENGINEERS • PLANNERS • SURVEYORS • TRANSPORTATION</b></p> <p style="text-align: center; margin-bottom: 5px;">WATERS EDGE CORPORATE CAMPUS<br/>4605 MILLENIUM DRIVE, SUITE 100<br/>BELCAMP, MD 21017</p> <p style="text-align: center; margin-bottom: 5px;">Tel: (410) 291-4240      Fax: (410) 291-4245</p> <p style="text-align: center; margin-bottom: 5px;">http://www.gwsdesigns.com      Email: <a href="mailto:jordanmeyer@gwsdesigns.com">jordanmeyer@gwsdesigns.com</a></p> |                  |                   |                 |                    |                |               |
|   | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">DESIGNED BY: JRO</td> </tr> <tr> <td style="padding: 5px;">DRAWN BY: JRO/KHG</td> </tr> <tr> <td style="padding: 5px;">CHECKED BY: GWS</td> </tr> <tr> <td style="padding: 5px;">PROJECT NO.: 12018</td> </tr> <tr> <td style="padding: 5px;">DATE: 09/10/20</td> </tr> <tr> <td style="padding: 5px;">SCALE: N.T.S.</td> </tr> </table>  | DESIGNED BY: JRO | DRAWN BY: JRO/KHG | CHECKED BY: GWS | PROJECT NO.: 12018 | DATE: 09/10/20 | SCALE: N.T.S. |
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| DRAWN BY: JRO/KHG   |   |                  |                   |                 |                    |                |               |
| CHECKED BY: GWS   |   |                  |                   |                 |                    |                |               |
| PROJECT NO.: 12018  |   |                  |                   |                 |                    |                |               |
| DATE: 09/10/20  |   |                  |                   |                 |                    |                |               |
| SCALE: N.T.S.   |   |                  |                   |                 |                    |                |               |
| <p style="text-align: center; color: yellow; font-weight: bold; font-size: 1.2em;">0119/2020</p> <p style="font-size: 0.8em;">I, JORDAN MEYER, CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.</p> <p style="display: flex; justify-content: space-between; margin-top: 10px;"> <span>LICENSE NO.: 21888</span> <span>EXP. DATE: 12/31/2021</span> </p> |   |                  |                   |                 |                    |                |               |
| <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="font-size: 3em; font-weight: bold; margin-right: 20px;">PR-DRAWINGS</div> <div style="text-align: right;"> <div style="font-size: 3em; font-weight: bold; margin-right: 10px;">1</div> <div style="font-size: 1.5em; font-weight: normal; margin-right: 10px;">OF</div> <div style="font-size: 3em; font-weight: bold;">2</div> </div> </div>                             |   |                  |                   |                 |                    |                |               |





# MISS UTILITY LAW

LOCATIONS OF EXISTING UTILITIES SHOWN HEREIN HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF MARYLAND SENATE BILL 911, KNOWN AS THE MISS UTILITY LAW, WHICH WENT INTO EFFECT ON 10-1-10, CONTRACTORS MUST VERIFY LOCATIONS OF UNDERGROUND UTILITIES BY OBTAINING FACILITY OWNERS THROUGH THE ONE-CALL SYSTEM 1-800-251-7777, NO LESS THAN 2 DAYS, NOR MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

|  |               |
|--|---------------|
| _____<br>CHIEF, DEVELOPMENT ENGINEERING DIVISION | _____<br>DATE |
| _____<br>CHIEF, DIVISION OF LAND DEVELOPMENT     | _____<br>DATE |

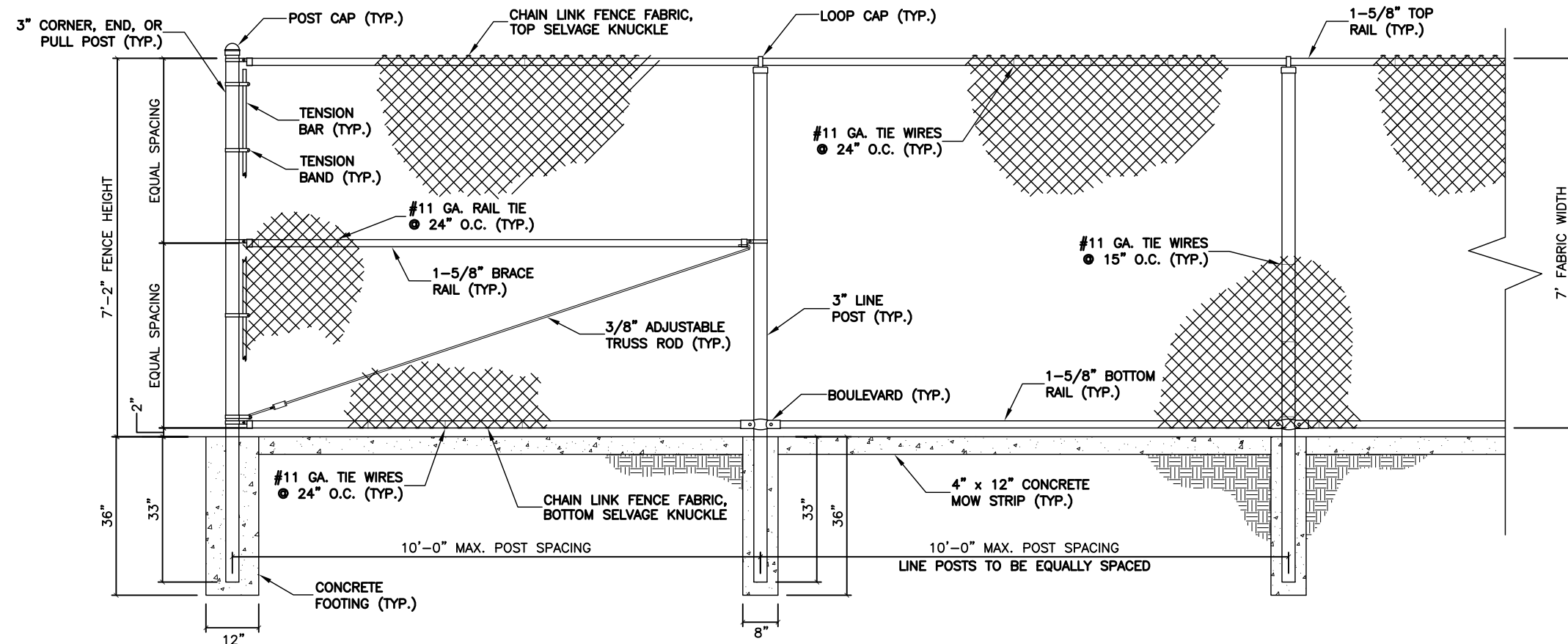
|   |  |                  |                   |                 |                   |                |              |
|---|--|------------------|-------------------|-----------------|-------------------|----------------|--------------|
| DRAWING:<br><h2 style="margin: 0;">EXAMPLES OF PREVIOUSLY INSTALLED GROUND MOUNTED SOLAR PANEL INSTALLATIONS</h2>   |  |                  |                   |                 |                   |                |              |
| PROJECT:<br><h3 style="margin: 0; color: #0070C0;">BALTIMORE WASHINGTON INDUSTRIAL PARK</h3>  |  |                  |                   |                 |                   |                |              |
| PARCEL "B" BLOCK "A"<br>8375 PATUXENT RANCH ROAD<br>JESSUP, MD 20794  |  |                  |                   |                 |                   |                |              |
| ELECTION DISTRICT 06  | HOWARD COUNTY, MARYLAND  |                  |                   |                 |                   |                |              |
| <div style="display: flex; align-items: center;"> <div> <h3 style="margin: 0;">GEORGE WILLIAM STEPHENS, JR. and ASSOCIATES, INC.</h3> <p style="margin: 5px 0;">ENGINEERS • PLANNERS • SURVEYORS • TRANSPORTATION</p> <p style="margin: 5px 0; font-size: small;">PIVERS IDEAL CORPORATE CAMPUS<br/>4692 MILLENNIUM DRIVE, SUITE 100<br/>BELCAMP, MD 21017</p> <p style="margin: 5px 0; font-size: small;">Email: <a href="mailto:jstephensjr@gwsstephens.com">jstephensjr@gwsstephens.com</a><br/>             Tel: (410) 207-2340<br/>             Fax: (410) 207-0345<br/>             http://www.gwsstephens.com</p> </div> </div>  |  |                  |                   |                 |                   |                |              |
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| PROJECT NO: 12018   |  |                  |                   |                 |                   |                |              |
| DATE: 08/10/20  |  |                  |                   |                 |                   |                |              |
| SCALE: N.T.S  |  |                  |                   |                 |                   |                |              |
| <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 45%;"> <p style="margin: 0; font-size: small;">I, J. ROTH, OTTENSMEYER, CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.</p> <p style="margin: 5px 0;"> <span style="border: 1px solid black; padding: 2px;">LICENSE NO. 12018</span> <span style="margin-left: 20px;">EXP. DATE: 12/15/21</span> </p> </div> <div style="width: 50%; text-align: center;"> <h1 style="margin: 0; font-size: 2em;">PR-DAPS</h1> <div style="display: flex; justify-content: center; align-items: center; gap: 20px; margin-top: 10px;"> <span style="font-size: 3em;">2</span> <span style="font-size: 3em; color: #0070C0;">of</span> <span style="font-size: 3em; border: 1px solid black; padding: 5px;">2</span> </div> </div> </div> |  |                  |                   |                 |                   |                |              |



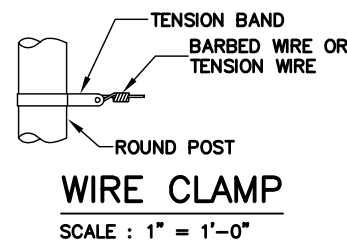
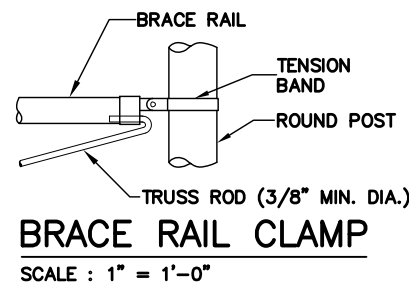
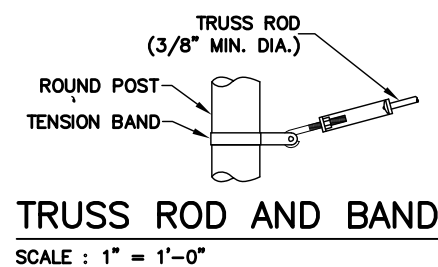
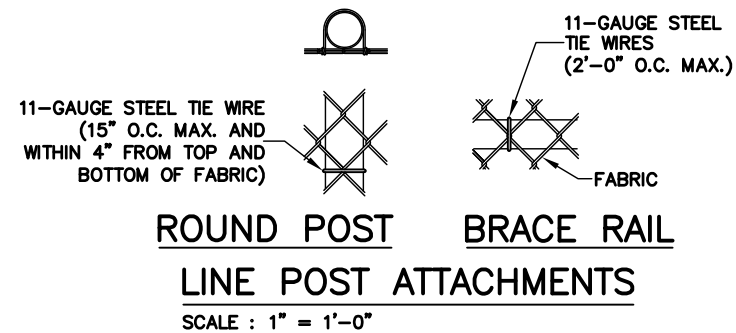
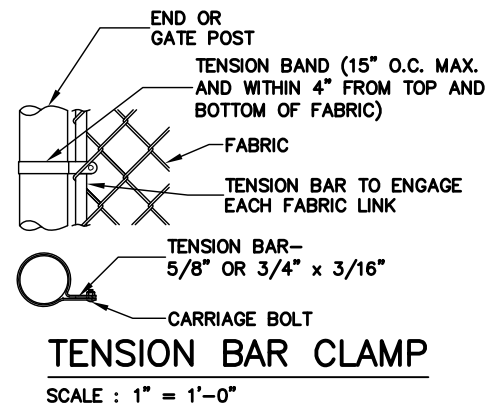


EXAMPLE OF GROUND COVER TO BE PLANTED IN AREA OF SOLAR ARRAY





**ELEVATION — 7' HIGH CHAIN-LINK FENCE**  
 SCALE: 3/8" = 1'-0"



| END & CORNER<br>POST TOP | TOP<br>SALVAGE | BOTTOM<br>SALVAGE |
|--------------------------|----------------|-------------------|
|                          | DOME           | KNUCKLE           |
|                          |                |                   |
|                          |                |                   |

**GENERAL NOTES:**

1.) All dimensions to be verified in the field.

**MATERIAL SPECIFICATIONS**

- ~ Fence fabric — #9 gauge, .148 core bonded, vinyl coated black, 2" mesh.
- ~ End and corner posts — 3" OD galvanized steel pipe, SCH-40 @ 5.79 lbs./pf.
- ~ Line posts — 3" OD galvanized steel pipe, SCH-40 @ 5.79 lbs./pf.
- ~ Top and brace rails — 1 5/8" OD galvanized steel pipe, SCH-40 @ 2.27 lbs./pf.
- ~ Tension wire — #7 gauge coil spring galvanized tension wire attached to bottom of fence fabric with #12 gauge steel hogs rings, spaced 24" on center.
- ~ Tie wire — 8 1/4" #11 gauge vinyl coated black steel tie wire spaced 15" on center for line posts & 24" on center for rails.
- ~ Mow strip — 4" deep x 12" wide, filled with 2500 psi concrete.
- ~ Footing — Corner posts: 12" diameter x 36" deep hole and line posts: 8" diameter x 36" deep hole, filled with 2500 psi concrete.
- ~ Hardware — All parts to be galvanized, except fence fabric and tie wires.

CAD #: CH190209C  
 DRAWN BY: Glenn Caillouet  
 CKD. BY: Jim Devine  
 DATE: 02-12-19  
 SCALE: AS SHOWN  
 SHEET NO. /

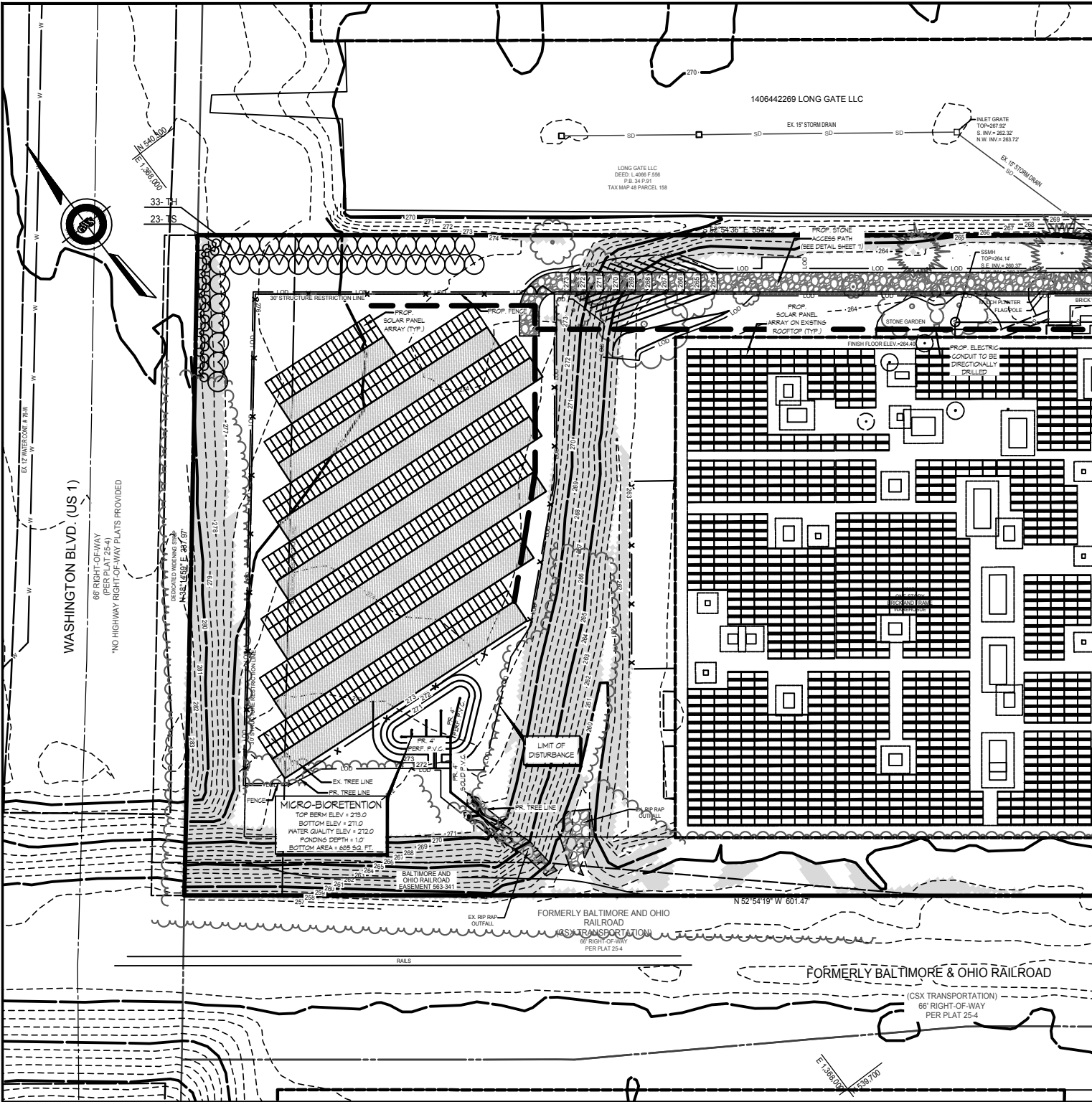
PROJECT NO.  
**18CC605**  
 STATUS  
 SHOP DRAWING  
 PROJECT MANAGER  
 MATT WADE

**LONG FENCE**  
 www.longfence.com  
 8545 EDGEWORTH DRIVE  
 CAPITOL HEIGHTS, MD. 20743  
 (301) 350-2400  
 © 2007

PROJECT  
 DRAWING TITLE  
**7' HIGH CHAIN LINK FENCE**

CLIENT:





PLAN  
SCALE: N.T.S.

| OWNER:  | DEVELOPER:   |
|---|--|
| HONEY MOUNTAIN, LLC C/O SUN BELLE, INC. 3810 ROSE STREET SCHILLER PARK, IL 60176-2122 | AURORA ENERGY (ATTN: SIMON ZIMMER) DIRECTOR OF OPERATIONS 9009 MENDENHALL COURT, SUITE E COLUMBIA, MD 21045 # 410-505-4848 |



MISS UTILITY  
LAW

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF MARYLAND SENATE BILL 911, KNOWN AS THE MISS UTILITY LAW, WHICH WENT INTO EFFECT ON 10-15-19, CONTRACTORS MUST VERIFY LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS THROUGH THE ONE-CALL SYSTEM, 1-800-267-7777, NO LESS THAN 2 DAYS, NOR MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.

#### SOIL TABLE

| MAP UNIT SYMBOL | SOIL NAME  | HYDROLOGIC SOIL GROUP | SOIL CLASSIFICATION | ERODABILITY FACTOR (Kt) | SLOPES |
|-----------------|------------|-----------------------|---------------------|-------------------------|--------|
| Utd             | Urban Land | D                     | Udorthents Complex  | N/A                     | 0-15%  |

#### PLANT LIST

| KEY        | QUANT | BOTANICAL NAME                      | COMMON NAME              | SIZE / COND.          | SPACING  | REMARKS |
|------------|-------|-------------------------------------|--------------------------|-----------------------|----------|---------|
| Evergreens |       |                                     |                          |                       |          |         |
| TH         | 33    | <i>Taxus x media 'Hickii'</i>       | Hicks Yew                | 2-1/2'-3' Ht. / Cont. | as shown | dense   |
| TS         | 23    | <i>Thuja occidentalis 'Smaragd'</i> | Emerald Green Arborvitae | 5'-6' Ht. / B & B     | as shown | dense   |

(NOTE: CONTRACTOR RESPONSIBLE FOR VERIFYING MATERIAL QUANTITIES.)  
(PLANT SUBSTITUTIONS MAY BE MADE ONLY WITH APPROVAL OF D.P.E.)

#### SITE DATA:

- PROPERTY ADDRESS: 8375 PATUXENT RANGE ROAD JESSUP, MD 20794  
TAX ACCOUNT #: 418171  
TAX MAP: 48  
GRID: 1  
PARCEL(S): 155  
DEED REFERENCE: 12940/245
- OWNER: HONEY MOUNTAIN, LLC  
3810 ROSE ST.  
SCHILLER PARK, IL 60176-2122
- TOTAL ENCLOSED AREA: 4.79 AC.±
- USE: EXISTING: WAREHOUSE  
PROPOSED: WAREHOUSE / SOLAR PANEL ARRAY
- SITE IS SERVICED BY PUBLIC WATER & SEWER.
- FLOODPLAIN: THE SITE IS LOCATED WITHIN ZONE X AS SHOWN ON FEMA FLOOD MAP # 24027C0170D EFFECTIVE NOVEMBER 06, 2013.
- SITE BOUNDARY IS FIELD RUN PERFORMED BY GWS IN JUNE OF 2020.
- TOPOGRAPHY SHOWN IS FIELD RUN PERFORMED BY GWS IN JUNE 2020 & SUPPLEMENTED WITH HOWARD COUNTY GIS.
- ALL PROPOSED CONSTRUCTION IS LOCATED OUTSIDE THE LIMITS OF THE CHESAPEAKE BAY CRITICAL AREA.
- WATERSHEDS: LITTLE PATUXENT RIVER - MDE 8 DIGIT WATERSHED ID#: 02131105
- WATERSHED USE CLASSIFICATION: LITTLE PATUXENT RIVER - TYPE I-P
- THERE ARE NO NON-TIDAL WETLANDS ON SITE.
- STORMWATER QUALITY MANAGEMENT: -ESD PROVIDED BY USE OF NON-ROOFTOP DISCONNECTION & (1) MICRO-BIORETENTION AS SHOWN

#### SITE SPECIFIC US ROUTE 1 MANUAL

##### 4 LANDSCAPE PLAN NOTES

- THE INTENT OF THIS LANDSCAPE PLAN IS TO SCREEN THE VIEW OF THE PROPOSED SOLAR PANELS FROM WASHINGTON BLVD (US ROUTE 1). THE MAJORITY OF THE PROPERTY FRONTING US ROUTE 1 IS SCREENED BY EXISTING VEGETATION WHICH IS TO REMAIN. THE REMAINING SOLAR PANEL AREAS VISIBLE FROM US ROUTE 1 WILL BE SCREENED USING EVERGREEN TREES WITH SHORTER CANOPY HEIGHTS.
- SIDEWALKS ARE REQUIRED BY THE US ROUTE 1 MANUAL HOWEVER, THERE ARE NONE ON ADJACENT PROPERTIES. THE NEAREST SIDEWALK CONNECTION IS OVER 800' FROM THE PROPERTY. THE PROPOSED SOLAR PANEL ARRAY IS AN ACCESSORY TO THE EXISTING USE OF THE PROPERTY. ALSO THERE IS NOT A SUBSTANTIAL REASON TO CONNECT SIDEWALK TO THE EXISTING WAREHOUSE FACILITY.
- LARGE SHADE TREES AS REQUIRED BY STREET TREE DESIGN REQUIREMENTS ARE INCOMPATIBLE WITH SOLAR ARRAYS AND WILL DECREASE EFFICIENCY WHICH COULD MAKE THIS PROJECT INFEASIBLE.
- CHAPTER 6 TITLED "APPLICATION OF THESE STANDARDS" OF THE ROUTE 1 MANUAL STATES "ALTERATIONS OR ENLARGEMENT OF EXISTING USES, EXCEPT AS DESCRIBED ABOVE, MUST COMPLY WITH THE MANUAL. APPLICATION OF THESE STANDARDS INTERPRETATION EXTENT TO WHICH THEY MUST COMPLY, HOWEVER, WILL BE IN PROPORTION TO THE EXTENT OF THE EXPANSION. IF BUILDINGS OR SITE IMPROVEMENTS ARE EXPANDED, THE SITE SHALL BE BROUGHT INTO COMPLIANCE WITH THE ROUTE 1 MANUAL IN EQUAL PROPORTION TO THE PERCENTAGE OF THE SITE IMPACTED BY THE EXPANSION. THE AREA IMPACTED BY THE EXPANSION INCLUDES THE SQUARE FOOT AREA OF BUILDING ADDITIONS AND ADDITIONAL PARKING, LOADING, DRIVEWAYS, INFRASTRUCTURE, AND LAND CLEARED OR GRADED. SITE IMPROVEMENTS THAT DO NOT CHANGE EXISTING BUILDINGS ARE REQUIRED TO COMPLY ONLY WITH THE SITE RENOVATION AND EXPANSION PRIORITIES LISTED BELOW."

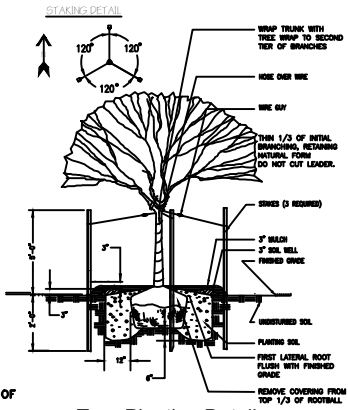
SITE RENOVATION AND EXPANSION WHEN PARTIAL IMPROVEMENTS ARE MADE TO A SITE, PRIORITY IMPROVEMENTS, GENERALLY IN THE ORDER GIVEN, ARE AS FOLLOWS:

- ADD A PUBLIC SIDEWALK AND CONSTRUCT AN ON-SITE SIDEWALK THAT LINKS THE PUBLIC SIDEWALK TO THE BUILDING ENTRANCE. APPLIES HOWEVER FOR THE REASON GIVEN ABOVE IS NOT PROPOSED.
- CHANNELIZE OR REDUCE THE NUMBER OF ACCESS POINTS AND PROVIDE PLANTING, SIGNAGE AND OTHER FEATURES TO ACCENT THE SITE ENTRANCE. CURRENTLY THE SITE HAS ONLY ONE ACCESS POINT ON PATUXENT RANGE ROAD AND NO IMPROVEMENTS ARE PROPOSED AT THE ENTRANCE THEREFORE THIS REQUIREMENT IS NOT APPLICABLE.
- PROVIDE STREET TREES. APPLIES HOWEVER FOR THE REASON GIVEN ABOVE IS NOT PROPOSED.
- ELIMINATE OUTDOOR STORAGE AREAS OR SCREEN THE VIEW OF LOADING AND OUTDOOR STORAGE AREAS FROM THE ROUTE 1 ROADWAY, OTHER MAJOR ROADS AND ADJACENT RESIDENTIAL PROPERTIES. ALTHOUGH THE SOLAR PANELS AREN'T NECESSARILY CONSIDERED LOADING OR STORAGE THERE IS A REQUIREMENT TO SCREEN MECHANICAL EQUIPMENT ETC. WITHIN THE LANDSCAPE MANUAL THEREFORE SCREENING HAS BEEN PROVIDED AS SHOWN.
- USE PLANTING OR LOW WALLS TO BUFFER PARKING AREAS FROM THE STREET. NO PARKING IS PROPOSED AND THE PARKING THAT EXISTS IS BEHIND THE BUILDING THEREFORE THIS REQUIREMENT IS NOT APPLICABLE.
- ADD LANDSCAPED ISLANDS AND INTERIOR PLANTING TO EXISTING PARKING LOTS. NO PARKING LOTS ARE PROPOSED AND THE EXISTING PARKING LOT IS BEHIND THE TRACTOR TRAILER DELIVERIES ETC. THEREFORE THIS REQUIREMENT IS NOT APPLICABLE.
- REMOVE POLE MOUNTED SIGNS AND REPLACE WITH LOW PROFILE, MONUMENT TYPE SIGNS. NO SIGNS EXIST ALONG THE ROUTE 1 ROAD FRONTAGE THEREFORE THIS REQUIREMENT IS NOT APPLICABLE.

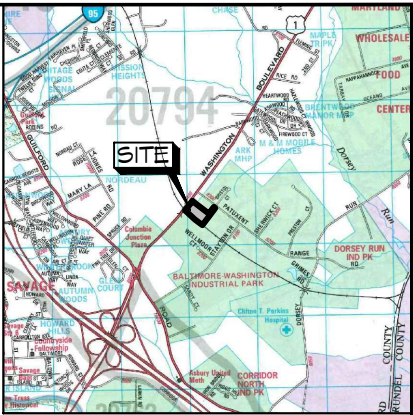
THE TOTAL SITE AREA = 4.79 ACRES  
THE TOTAL LIMIT OF DISTURBANCE = 0.99 ACRES  
0.99 / 4.79 = 0.21 OR 21%  
THEREFORE THIS PROJECT IS ONLY REQUIRED TO COMPLY WITH 21% OF THE SITE RENOVATION AND EXPANSION PRIORITIES.

SINCE 1 OF THE 3 APPLICABLE REQUIREMENTS IS BEING MET THIS PROJECT PROPOSES TO COMPLY WITH 33% OF THE SITE RENOVATION AND EXPANSION PRIORITIES.

- ALL REQUIRED LANDSCAPE MATERIAL INDICATED ON APPROVED PLANS WILL BE REQUIRED THROUGH THE LIFE OF THE PROJECT AND MUST BE REPLACED IF REMOVED OR DEAD AFTER IMPLEMENTATION BY THE PROPERTY OWNER.
- NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR BUFFER PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL FROM THE HOWARD COUNTY DEPT. OF PLANNING & ZONING.
- A SEPARATE COST ESTIMATE WILL BE PROVIDED TO THE DEPT. OF PLANNING & ZONING FOR APPROVAL.
- ALL REQUIRED LANDSCAPE AREAS SHOWN HEREON ARE FOR REFERENCE ONLY. PLANTING TO BE SHOWN ON SWM PLANS IS APPLICABLE. BONDING FOR THESE AREAS IS TO BE ESTABLISHED SEPARATELY FOR THE RESPECTIVE PLANS.
- EXISTING ONSITE WOODY VEGETATION AS SHOWN ALONG WASHINGTON BLVD. (US ROUTE 1) IS TO BE RETAINED. EXISTING ONSITE WOODY VEGETATION WITHIN THE LIMIT OF DISTURBANCE (L.O.D.) IS TO BE REMOVED.



Tree Planting Detail  
NOT TO SCALE



VICINITY MAP  
SCALE: 1" = 200'

#### LANDSCAPE NOTES:

- GENERAL:
  - THESE PLANS SHALL BE USED FOR PLANTING INSTALLATION
  - IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PERFORM SUCH WORK. THE COST OF SUCH WORK SHALL BE INCLUDED IN THE BASE BID.
  - THE CONTRACTOR SHALL NOTE THAT IN THE CASE OF ANY DISCREPANCY BETWEEN ANY SCALED DIMENSIONS AND THE FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN.
  - THE CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS NOT SCHEDULED FOR REMOVAL OR DEMOLITION. THE COST OF REPAIR TO EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE BASE BID.
- LANDSCAPING:
  - STANDARDS:
    - ALL PLANT MATERIAL, CONSTRUCTION METHODS AND MATERIAL PLACEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. THE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" AS PROPOSED BY THE LANDSCAPE CONTRACTORS ASSOCIATION AND THE LATEST EDITION OF THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS OF THE MARYLAND STATE DEPARTMENT OF TRANSPORTATION."
    - ALL TREES SHALL BE DELIVERED TO THE SITE BALLED AND BURLAPPED. ALL SHRUBS SHALL BE BALLED AND BURLAPPED OR IN CONTAINERS. ALL GRASSES & PERENNIALS SHALL BE IN CONTAINERS.
  - MAINTENANCE:
    - AFTER THE PLANTING HAS BEEN APPROVED BY THE LANDSCAPE ARCHITECT AND THE OWNER, THE MAINTENANCE OF WATERING AND WEEDING OF SUCH PLANTS AND PLANTED AREAS SHALL BE PROVIDED BY THE OWNER. SINCE THE PLANTS ARE TO BE GUARANTEED BY THE CONTRACTOR, THE CONTRACTOR SHALL PERIODICALLY CHECK THE MAINTENANCE CONDUCTED BY THE OWNER. IF THE CONTRACTOR IS NOT SATISFIED WITH THE MAINTENANCE OF THE PLANTS, A WRITTEN REPORT, IN TRIPPLICATE, STATING APPROPRIATE CHANGES SHALL BE GIVEN IMMEDIATELY TO THE LANDSCAPE ARCHITECT. TWO COPIES WILL BE FORWARDED TO THE OWNER. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING.
    - MAINTAIN TREES UNTIL FINAL ACCEPTANCE, BUT IN NO CASE, LESS THAN 80 DAYS AFTER FINAL ACCEPTANCE OF PLANTING. MAINTAIN ALL PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS, TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP ALL PLANTS FREE OF INSECTS AND DISEASE.
  - WATERING:
    - IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHALL BE PERFORMED DAILY OR AS OFTEN AS NECESSARY DURING THE FIRST WEEK, AND IN SUFFICIENT QUANTITIES TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES. WATERING SHALL NOT BE DONE DURING THE HEAT OF THE DAY. CONTRACTOR SHALL PROVIDE A SEPARATE LUMP SUM PRICE IN THE OVERALL LANDSCAPE BID FOR WATERING TO ALL NEW PLANTINGS DURING ONE GROWING SEASON.
  - EXCAVATION:
    - DEPTH AND WIDTH OF EXCAVATION FOR PLANTING OF ALL PLANTS SHALL BE TO TWICE THE DEPTH AND WIDTH OF ROOT BALL. CONTAINER OF PLANT TO BE INSTALLED, EXCEPT AS NOTED ON DETAILS.
  - TOPSOIL, PLANTING MIX, FERTILIZER, MULCH AND SOIL AMENDMENTS:
    - ALL TOPSOIL SHALL BE WELL GRADED LOAM OF GOOD UNIFORM QUALITY AND SHALL BE A NATURAL FRABLE SOIL FREE OF OBJECTS LARGER THAN ONE INCH IN ANY DIMENSION, AND FREE OF TOXIC SUBSTANCES, WEEDS AND ANY MATERIAL OF SUBSTANCES THAT MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL CONTAIN AT LEAST 5% ORGANIC MATTER. IF SUFFICIENT TOPSOIL IS NOT AVAILABLE ON THE SITE TO MEET THE DEPTH AS SPECIFIED HEREIN, THE CONTRACTOR SHALL FURNISH ADDITIONAL TOPSOIL PRIOR TO TOPSOIL DELIVERY. THE CONTRACTOR SHALL OBTAIN THE LANDSCAPE ARCHITECT'S APPROVAL OF THE SOURCE FROM WHICH TOPSOIL IS TO BE PROCURED.
- FINAL INSPECTION AND GUARANTEE:
  - AFTER PLANTING IS COMPLETED INCLUDING MULCHING AND CLEANUP, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING TO REQUEST FINAL INSPECTION OF THE TOTAL PLANTING. THE LANDSCAPE ARCHITECT SHALL MAKE A FINAL INSPECTION VISIT AS SOON AS POSSIBLE. LANDSCAPE ARCHITECT SHALL NOTIFY THE LANDSCAPE CONTRACTOR, IN WRITING, WHEN ALL WORK IS SATISFACTORILY COMPLETE. IF WORK IS NOT SATISFACTORY, THE LANDSCAPE ARCHITECT WILL NOTIFY THE LANDSCAPE CONTRACTOR, IN WRITING, AS TO THE DEFICIENCIES IN THE WORK AND THE NECESSARY CORRECTIVE MEASURES. THE LANDSCAPE CONTRACTOR WILL BE GIVEN A REASONABLE AMOUNT OF TIME TO CORRECT THE DEFICIENCIES, AND ANOTHER FINAL INSPECTION WILL BE SCHEDULED BY THE LANDSCAPE ARCHITECT.
  - ALL PLANT MATERIAL AND LAWN AREAS SHALL BE GUARANTEED TO BE IN A VIGOROUS GROWING CONDITION ONE YEAR FROM THE DATE OF FINAL INSPECTION AND ACCEPTANCE. AT THE TERMINATION OF THIS PERIOD, THE CONTRACTOR SHALL HAVE COMPLETED THE PRECEDING MAINTENANCE SCHEDULE. ANY PLANTS INFECTED WITH DISEASE OR INSECTS WILL BE REMOVED OR TREATED. ALL DEAD OR UNACCEPTABLE PLANTS WILL BE REPLACED BY THE SAME PLANTS AND SIZES DESIGNATED ON THE PLANT LIST. THESE PLANTS SHALL BE PLANTED, MULCHED AND GUY AS SPECIFIED HEREIN AND WITHOUT EXTRA COMPENSATION TO THE CONTRACTOR. AT THE COMPLETION OF ALL SUCH WORK AND WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT, THE CONTRACT WILL BE CONSIDERED COMPLETE.

DRAWING: SIMPLIFIED ENVIRONMENTAL CONCEPT PLAN  
LANDSCAPE PLAN

PROJECT: BALTIMORE WASHINGTON INDUSTRIAL PARK  
PARCEL 'B' BLOCK 'A' 8375 PATUXENT RANGE ROAD JESSUP, MD 20794

ELECTION DISTRICT: 06 HOWARD COUNTY, MARYLAND

|  |   |   |                              |
|--|---|---|------------------------------|
|  | GEORGE WILLIAM STEPHENS, JR. and ASSOCIATES, INC. |   |                              |
|  | ENGINEERS • PLANNERS • SURVEYORS • TRANSPORTATION | WATERS EDGE CORPORATE CAMPUS 4002 LLEWELLYN DRIVE, SUITE 100 BEL CAMP, MD 21017 |                              |
|  | Ph: (410) 297-2340                                | Fax: (410) 297-2345   | Email: jstephens@gwsjeps.com |
|  | http://www.gwsjeps.com                            |   |                              |

DESIGNED BY: JRO  
DRAWN BY: JRO/KHC  
CHECKED BY: GWS  
PROJECT NO.: 12018  
DATE: 09/24/20  
SCALE: N.T.S.

DRAWING NUMBER: SECP-9  
SHEET NUMBER: 9 OF 9

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

DATE

CHIEF, DIVISION OF LAND DEVELOPMENT

DATE



**Ottensmeyer, Justin**

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**To:** Goins, Geoffrey  
**Cc:** Simon Zimmer; Fariborz Mahjouri; Ricky McElroy; Cullum, Clarence; jwalls@sun-belle.com; Cardozo, Kyle; Haines, Nicholas E.  
**Subject:** RE: #8375 Patuxent Range Road

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**From:** Goins, Geoffrey <ggoins@howardcountymd.gov>  
**Sent:** Wednesday, September 16, 2020 6:55 PM  
**To:** Ottensmeyer, Justin <jottensmeyer@gwstephens.com>  
**Cc:** Simon Zimmer <simon@aurora-energy.com>; Fariborz Mahjouri <fariborz@aurora-energy.com>; Ricky McElroy <ricky@aurora-energy.com>; Cullum, Clarence <ccullum@gwstephens.com>; jwalls@sun-belle.com; Cardozo, Kyle <kcardozo@gwstephens.com>; Haines, Nicholas E. <nhaines@howardcountymd.gov>  
**Subject:** RE: #8375 Patuxent Range Road

Hi Justin,

The CE zoning district permits Accessory Solar Collectors, which are defined below:

**Solar Collector, Accessory:** A building mounted or ground mounted solar collector which is an accessory use to a principal use and is used for the primary purpose of generating electrical power to be consumed primarily by the principal use. A ground mounted accessory solar collector may be located on a different lot than the principal use.

Geoff Goins  
Chief, Public Service and Zoning Administration Division  
Department of Planning and Zoning  
Howard County Government  
3430 Court House Drive  
Ellicott City, MD 21043  
[ggoins@howardcountymd.gov](mailto:ggoins@howardcountymd.gov)  
(410) 313-4350

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**From:** Ottensmeyer, Justin <[jottensmeyer@gwstephens.com](mailto:jottensmeyer@gwstephens.com)>  
**Sent:** Wednesday, September 16, 2020 10:47 AM  
**To:** Goins, Geoffrey <[ggoins@howardcountymd.gov](mailto:ggoins@howardcountymd.gov)>  
**Cc:** Simon Zimmer <[simon@aurora-energy.com](mailto:simon@aurora-energy.com)>; Fariborz Mahjouri <[fariborz@aurora-energy.com](mailto:fariborz@aurora-energy.com)>; Ricky McElroy <[ricky@aurora-energy.com](mailto:ricky@aurora-energy.com)>; Cullum, Clarence <[ccullum@gwstephens.com](mailto:ccullum@gwstephens.com)>; [jwalls@sun-belle.com](mailto:jwalls@sun-belle.com); Cardozo, Kyle <[kcardozo@gwstephens.com](mailto:kcardozo@gwstephens.com)>  
**Subject:** FW: #8375 Patuxent Range Road

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

**Mr. Goins,**  
I am writing you today to obtain confirmation that the proposed use of the above referenced site is allowed per the zoning code. The site is currently a warehouse facility for Sun Belle, Inc. The developer of the site proposes a solar array

in a field on-site adjacent to the warehouse and solar panels on top of the warehouse as well. The property is currently zoned CE-CLI. All energy provided from the proposed solar panels will be used on-site for facility operations. Attached a copy of the Simplified Environmental Concept Plan as well as a letter from the owner stating their intent to utilize the energy created by the solar panels. Please advise, thank you.

Kindest Regards,

*Justin Ottensmeyer, Prof. L.S.*

**G W Stephens, Jr. and Associates, Inc.**  
**Land Planners • Land Surveyors**  
**Consulting Engineers • Landscape Architects**

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